

Office and Light Industry (OLI)
Table of Use/Bulk Regulations

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right (all uses require Planning Board site plan approval unless otherwise indicated)	Uses requiring a Special Use Permit (issued by the Planning Board unless otherwise indicated)	Minimum Gross Lot Area (and Net if provided) (square feet unless otherwise designated)	Minimum Lot Width (Feet)	Required Front Yard Depth (feet)	Required Side Yard/ Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
1		Trailers for business, office and commercial purposes not exceeding 6 months duration	10,000	100	40	15/35	15	N/A	35	1	N/A	20
2	Professional, business, executive, administrative, medical and veterinarian offices and buildings		10,000	100	40	15/35	15	N/A	35	1	N/A	85
3	Businesses which combine office space with a warehouse or a center for distribution of products wherein such warehouse or distribution center is incidental to the main purpose of the business.		80,000	200	100	50/110	50	N/A	12 inches per foot of distance to the nearest lot line	0.2	N/A	85
4	Businesses which combine office space with a research laboratory or its equivalent for the purpose of testing a product or products, provided that no manufacturing or assembly shall take place therein.											
5	Laboratories and related offices engaged in product testing and research.											
6	Assembly or packaging of products from previously prepared materials, including cloth, plastic, paper, leather and precious or semiprecious stones.											
7	Manufacturing, assembling and/or packaging of electronics and electronic components, instruments, precision tools and time pieces											

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8	Planned office building development groups		5 acres	500	100	50/110	50	N/A	12 inches per foot of distance to the nearest lot line	0.2	N/A	85
9	Buildings, structures and uses owned and operated by the Town of New Windsor and other Essential Services.		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10		Railroad, Public Utility, radio and television transmission antennas and rights of way.	[Bulk requirements established by the Planning Board]									